

CENTRAL STATES STEEL, INC.

15 EAST CALIFORNIA AVENUE

Architect: Atelier AL LLC | Developer: JDRD Investments LLC | September 12, 2023

CENTRAL STATES
STEEL, INC.
15 - 17 CALIFORNIA

RFP FOR ARCHITECTURAL CONSULTANTS

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I5 East California

Design Brief

DESIGN LOGIC:

Built in 1906, the warehouse has housed multiple businesses and industrial functions throughout its history. Prior to the canal being constructed the building had street frontage along California Ave. Currently the building has canal frontage and is in a prime location due to accessibility via a nearby pedestrian bridge and planned future elevator at the corner of E. California and Oklahoma Ave.

Vehicle access can be achieved via Flaming Lips alley which is a 30’-0” easement and can accommodate two way traffic.

It is understood that to the West the existing parking lot will remain indefinitely. Mojo’s blues club is also located West of the building. It is understood that to the North a possible future hotel may be constructed in the existing surface level parking lot. Additional parking accommodations would be provided via any construction in this location.

Over the past ten years Bricktown has seen changes from a nightlife scene to what is now a more office and business friendly area. There remain many restaurants and a few nightclubs and the entertainment nature of the district has not fully subsided. There are plans on the books to construct multiple new hotels in the Bricktown area and future canal expansion is likely to occur.

The building sits on a non-frontage site and has a certain degree of privacy and unique views of downtown Oklahoma City. This should be a primary focus of new construction. The first level can easily be imagined as a restaurant concept and should likely remain this use. Basement area can be utilized for additional restaurant storage and service areas. The basement can also be utilized as a small exercise area or sauna and possibly a new canal frontage speakeasy concept.

This report outlines some of the initial design thinking and associated planning that may bring this building to life in Bricktown

SPACE OUTLINE - PROGRAM VIA CLIENT

Basement:

Utilize for exercise/sauna
Utilize for possible canal side speakeasy or small retail space
Service area to be partially retained.

First Floor:

Primary access from South Side
Canal frontage at South
Add parking at North side
Add new ADA entry for residential at North side
White box finish out
Restore canal side façade and patio zone for use by commercial tenant

Second Floor:

Layout (3) spacious for lease units.

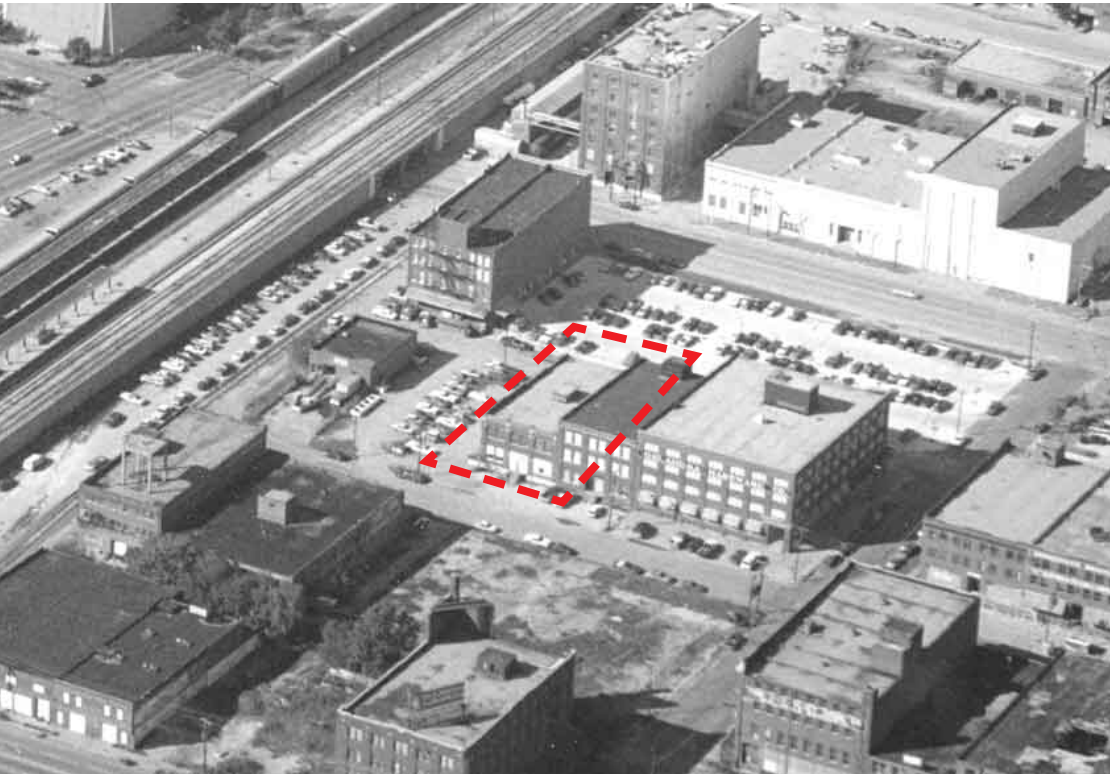
Rooftop:

Add additional Stair to create rooftop access and amenities zone for lease or for residents.

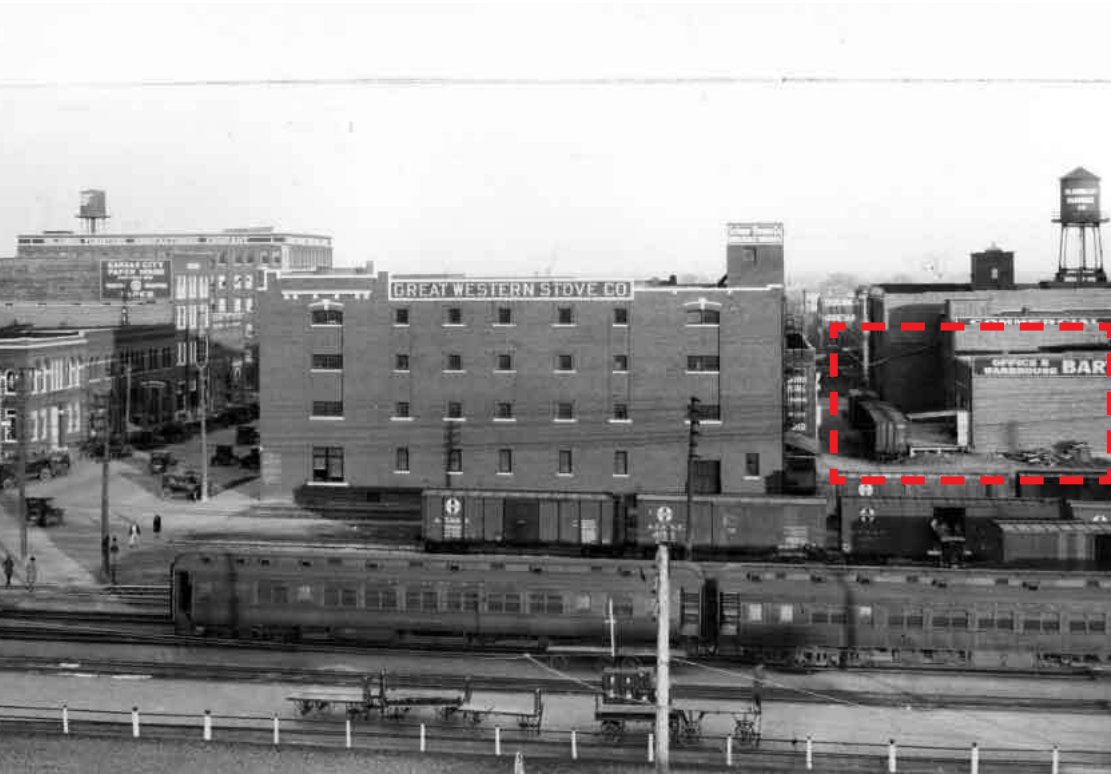
This may require structural modifications at the foundation level. Additional investigation will be required.

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Bricktown Historical Photos - Adaptive Reuse - CONNECT TO HISTORY



15 E. California - Pre Canal 1980's - Street Frontage on California



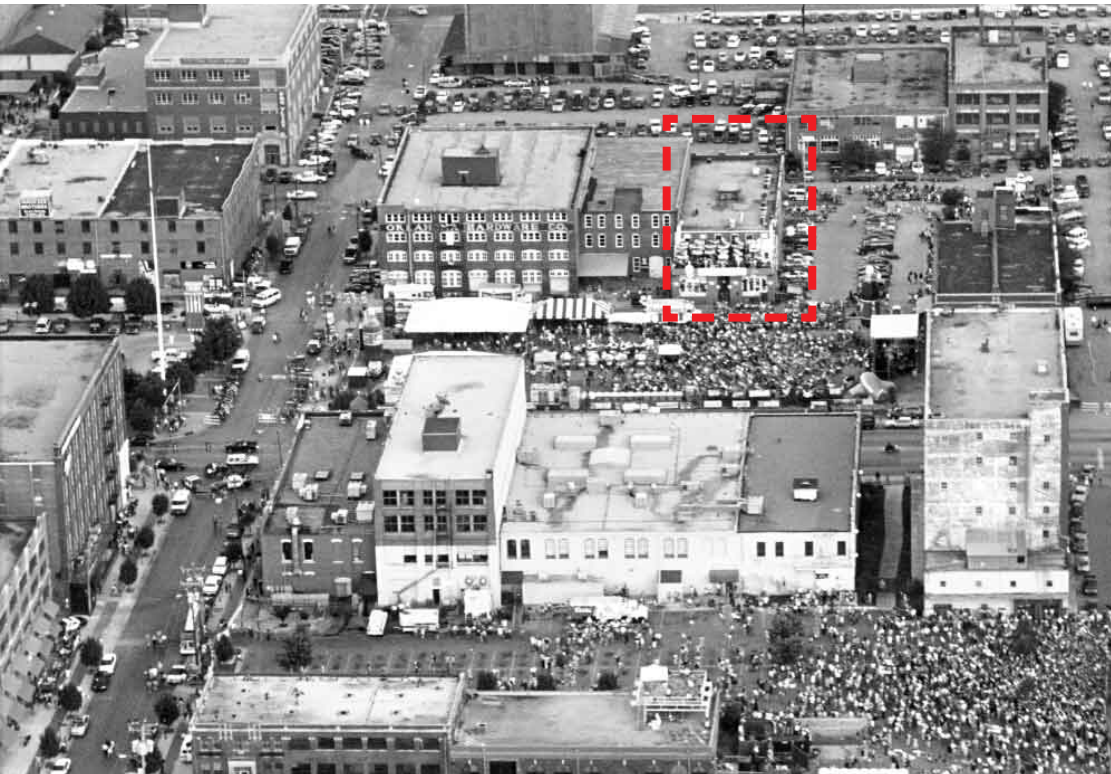
15 E. California - Pre Canal - 1940's - Train at North Dock



Bricktown - Historical Context



15 E. California - Original Canal Side Elevation



15 E. California - Block Party - Pre-Canal - 1980's

HISTORIC CONTEXT AND DESIGN:

Many cities and countrysides are home to old, abandoned buildings—from warehouses to lighthouses. A rising architecture approach called “[adaptive reuse](#)” offers a way to breathe new life into empty historic structures.

Why its Important:

- Maintains cultural heritage.
- Slows urban sprawl.
- Creates a new community beacon

Advantages:

- [Lower construction costs.](#)
- [Speeds up construction](#)
- [Popular with the community.](#)

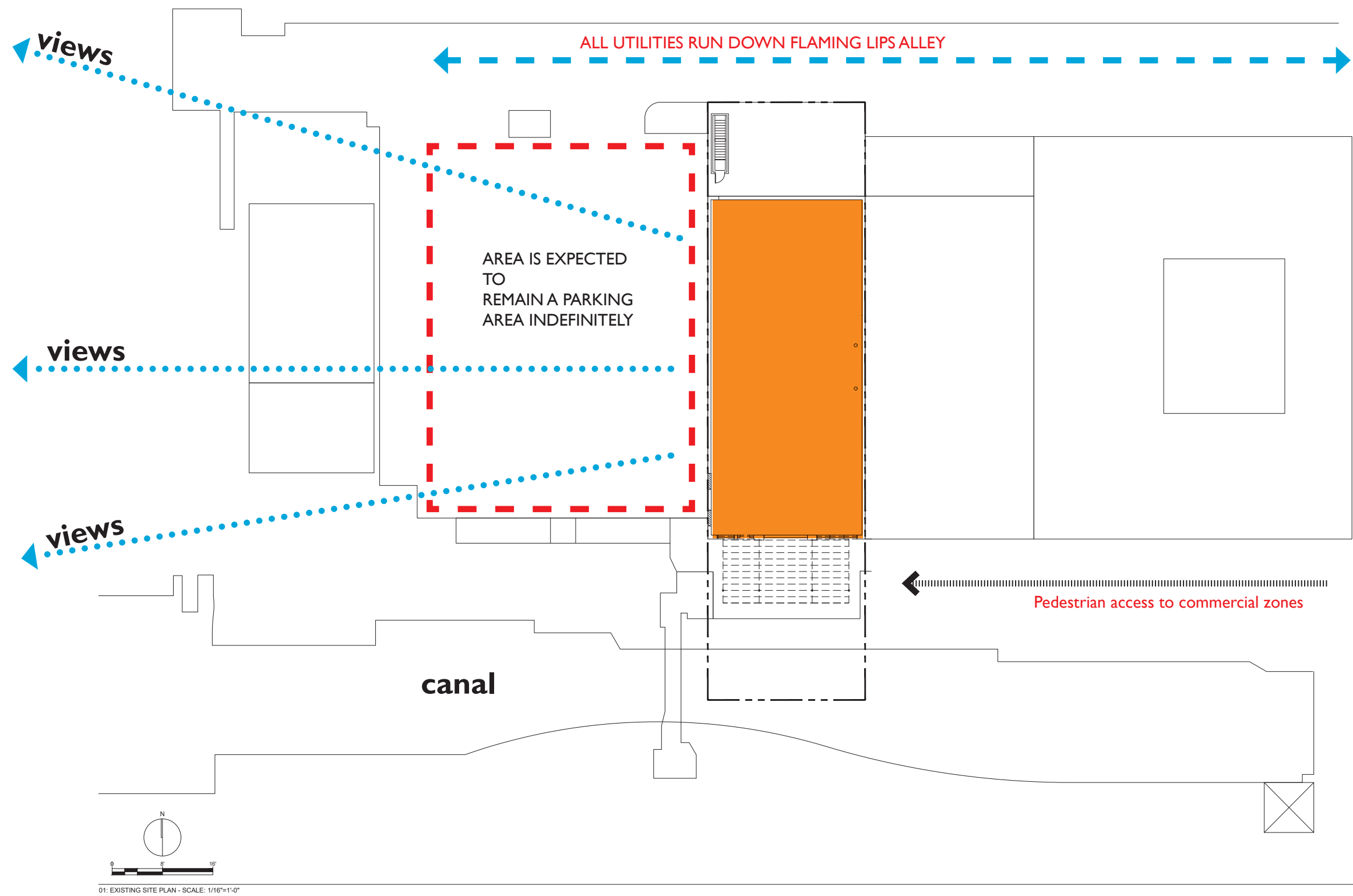
Connecting to the history and spirit of historic Bricktown in Oklahoma City and sincerely attempting to breath new life into this project will be critical to the percieved success of the work.

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Bricktown Current Photos



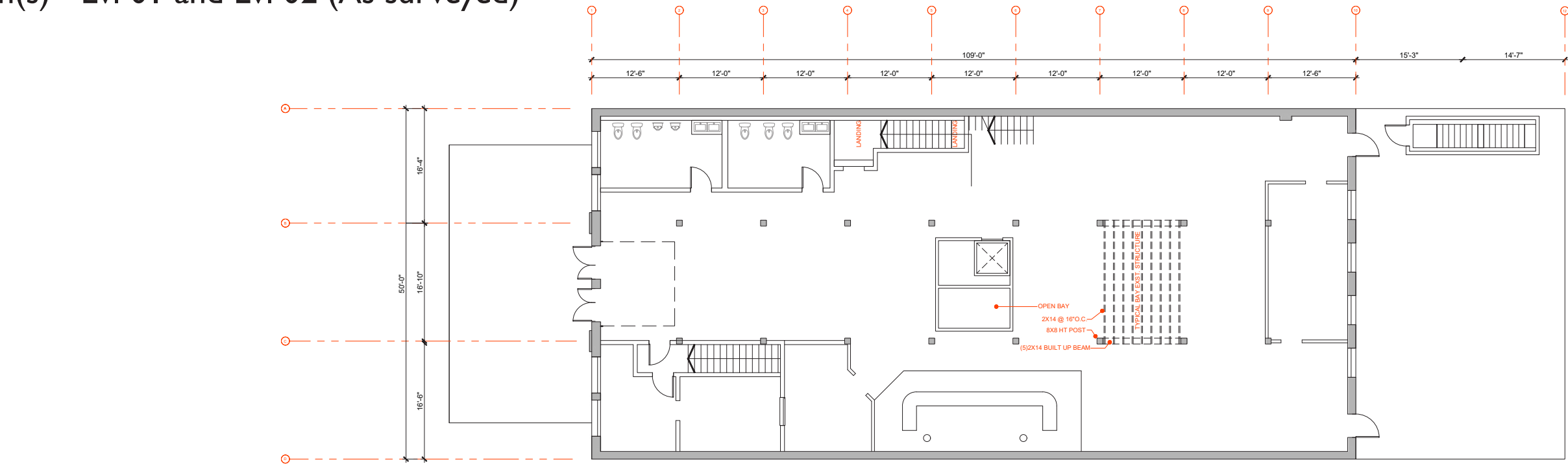
I.0 EXISTING BUILDING ARCHITECTURAL SURVEY

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I.0 Existing Site Plan (As surveyed)

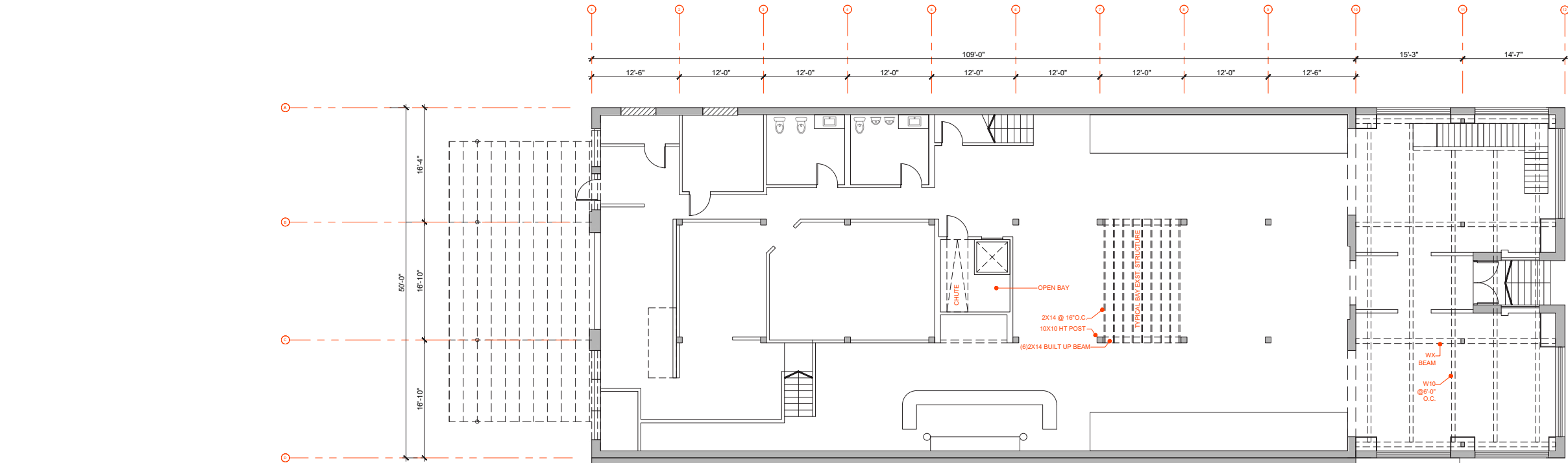


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I.0 Existing Building Plan(s) - Lvl 01 and Lvl 02 (As surveyed)



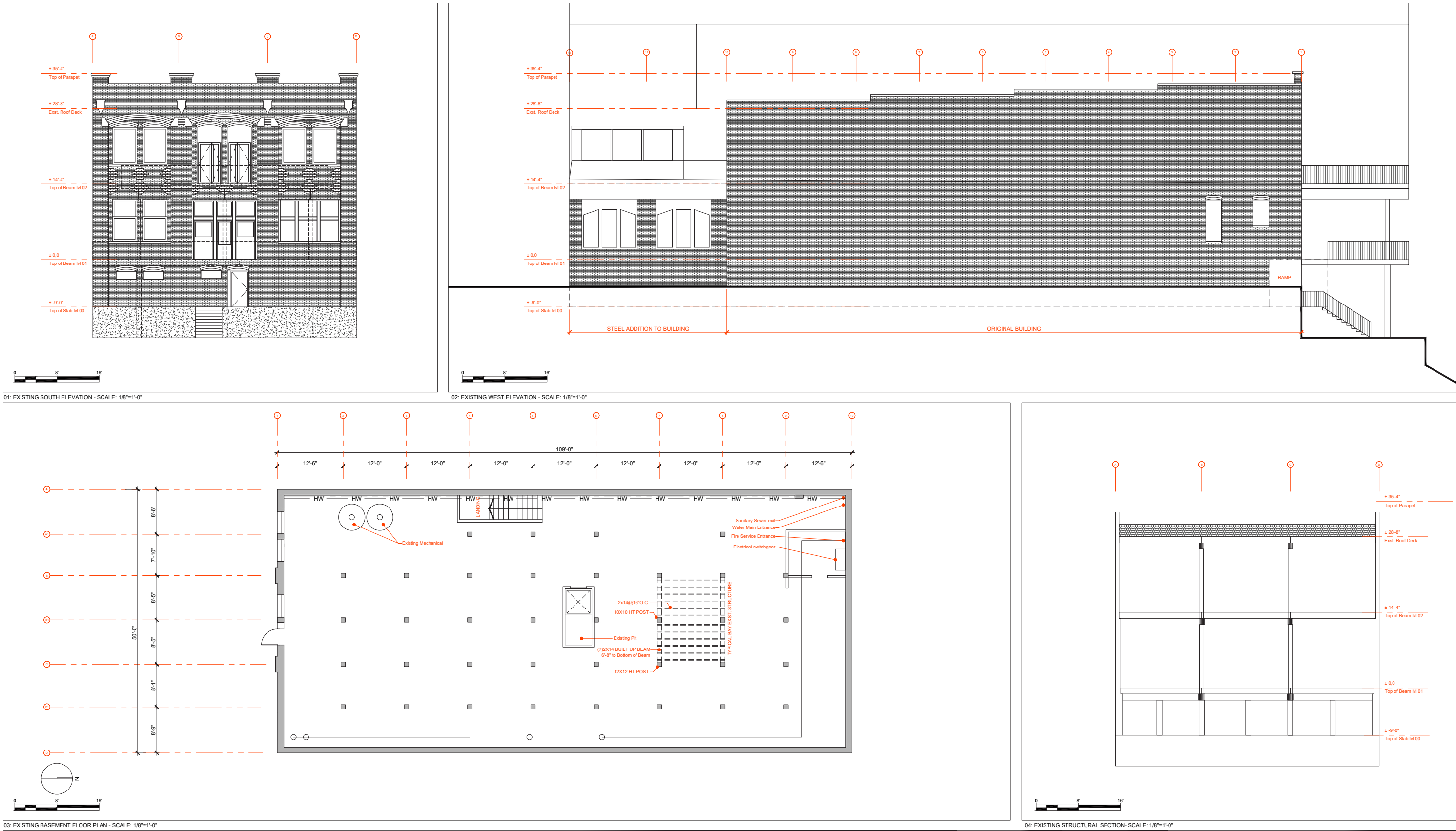
01: EXISTING SECOND FLOOR PLAN - SCALE: 1/8"=1'-0"



02: EXISTING FIRST FLOOR PLAN - SCALE: 1/8"=1'-0"

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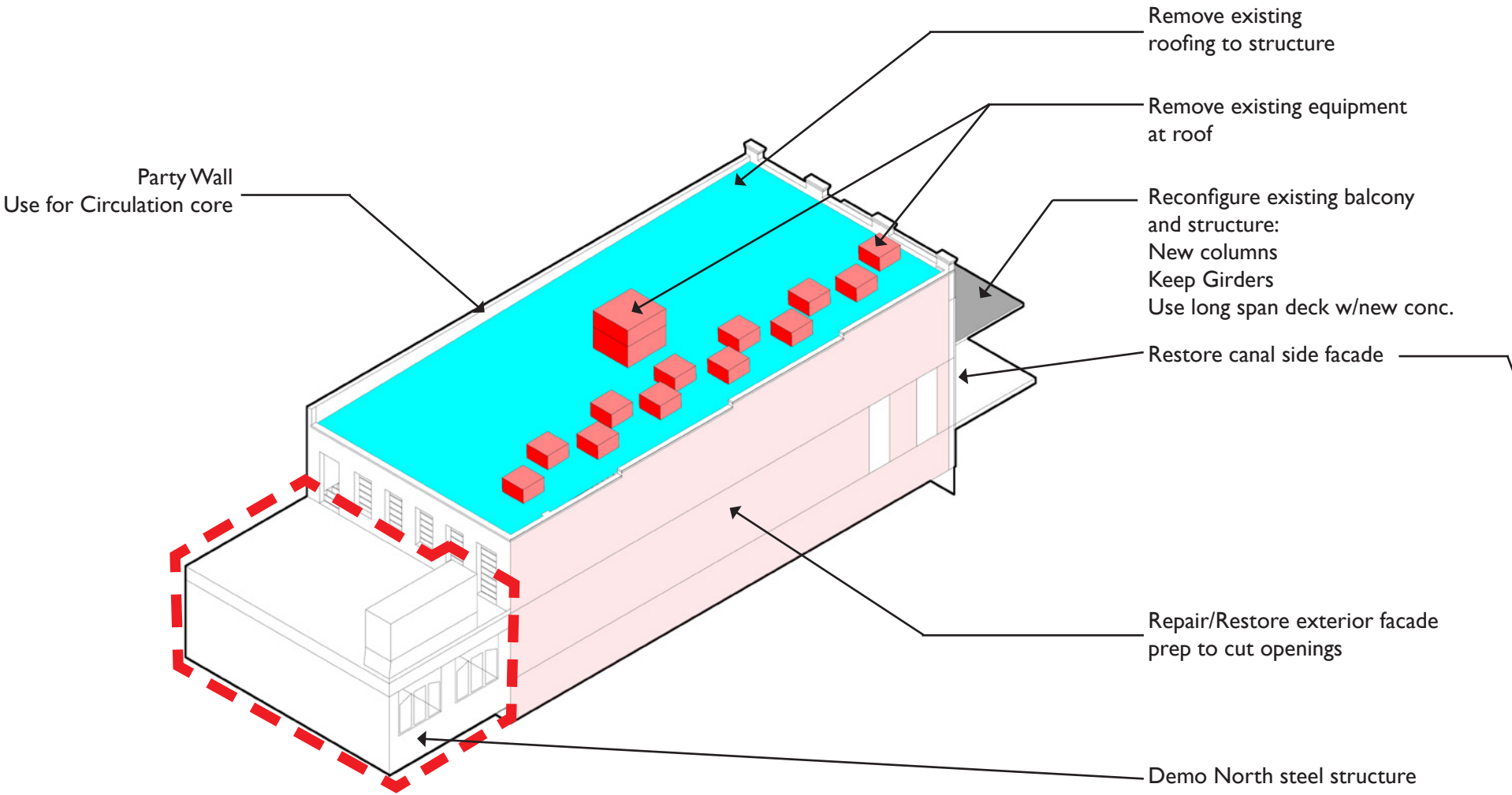
I.0 Existing Building - Basement plan, Elevations, Section (As surveyed)



2.0 ARCHITECTURAL DESIGN STRATEGY

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2.0 Existing Building Strategy



Strategy Outline for existing building:

The existing building is in overall good structural condition. Very few cracks or deteriorating structural members were observed. These are currently being outline in a separate structural report to be issued along with this report.

It is recommended that rooftop bar and assembly space be added to the existing structure. Boring and geotechnical reports will be required for this recommendation to be finalized.

It is recommended that the top roof be removed to the structure.

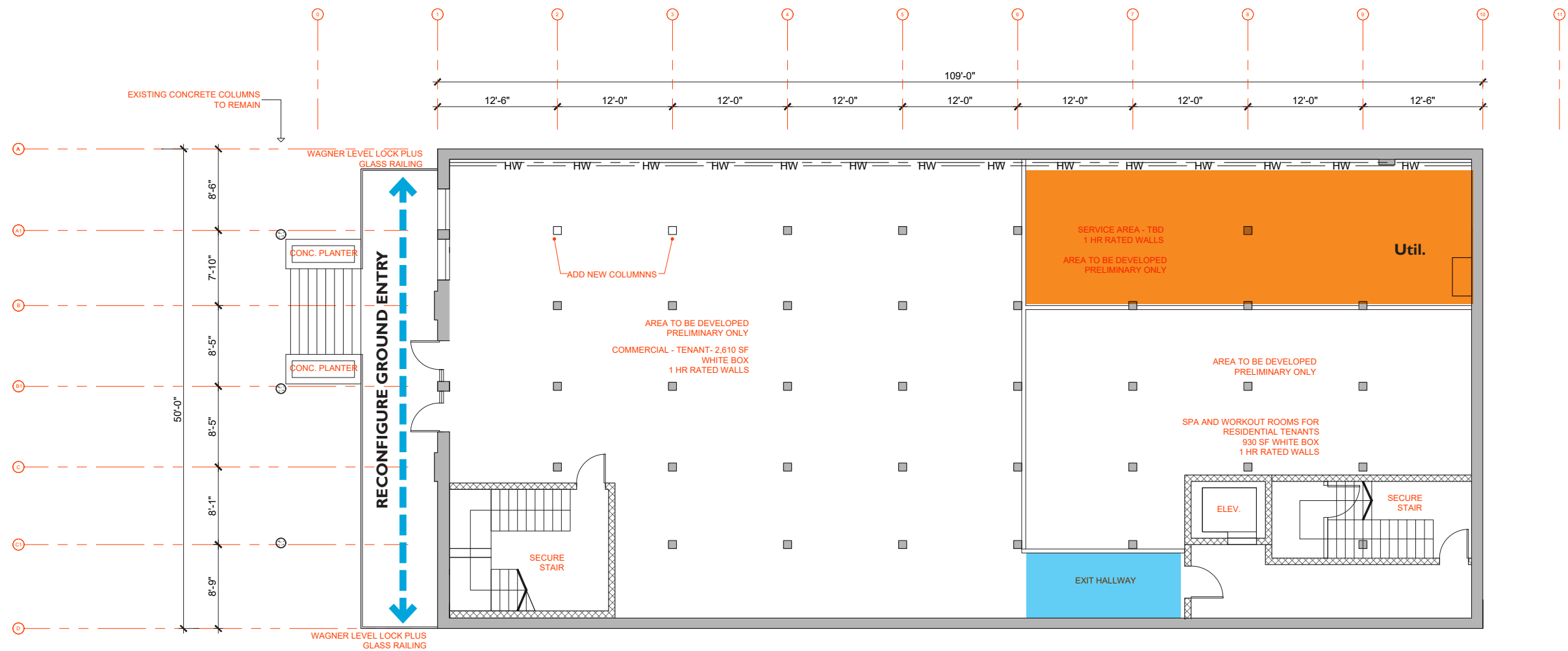
It is recommended that the North steel add on structure be fully demolished in order to create space for a new private residential entry and service zone along with private parking.



2.1 CONCEPT LAYOUTS FLOOR PLANS

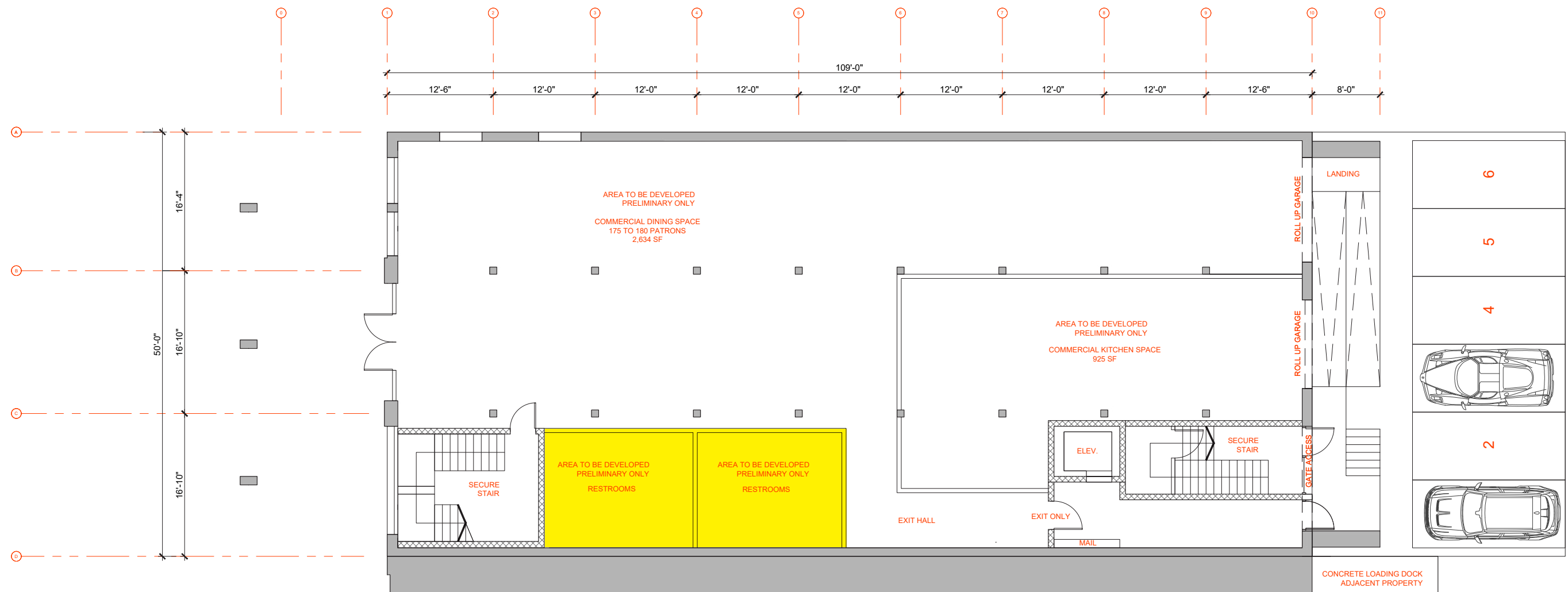
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2.1 BASEMENT



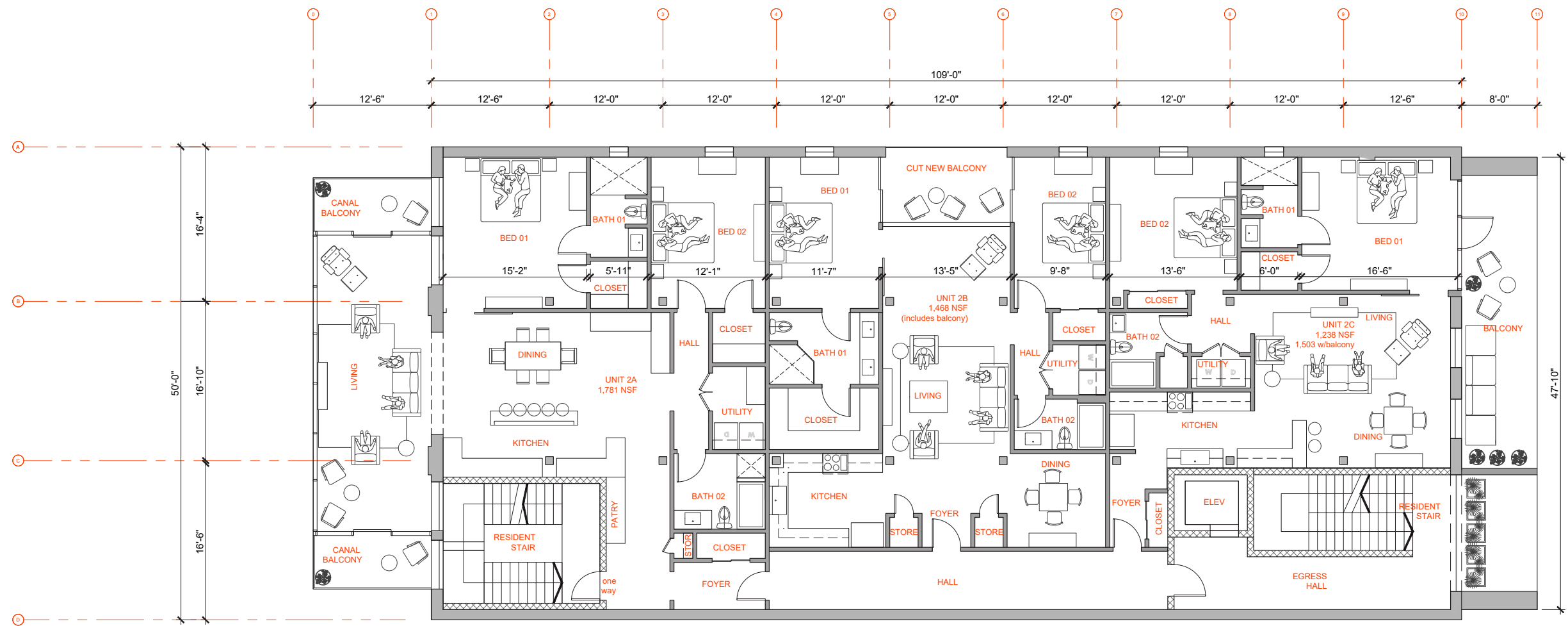
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2.1 LEVEL 01

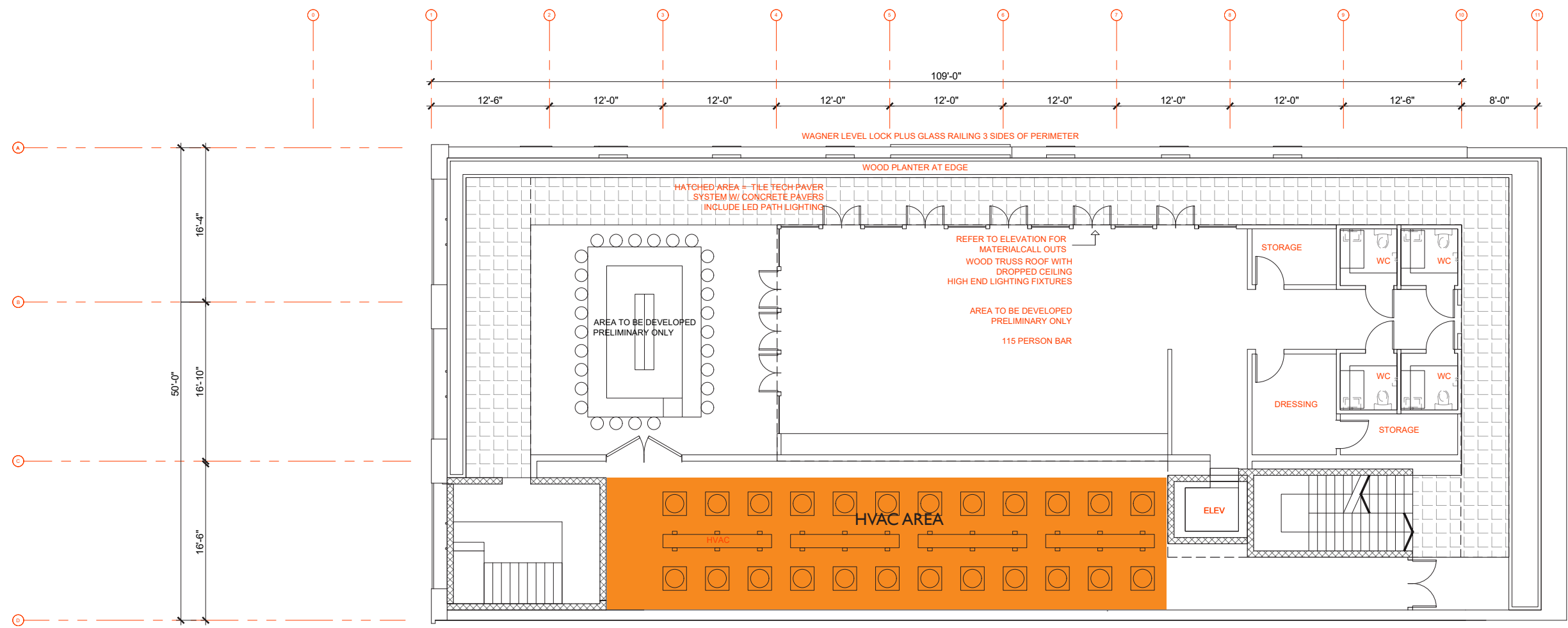


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2.1 LEVEL 02



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2.1 NEW ROOFTOP



3.0 CONCEPTUAL VISUALIZATIONS



New Timber frame rooftop bar/lease space

New South enclosed Level 02 balcony and cover

New columns attach to existing beams
Add full new deck for level 02 and restore south facade

Existing canal circulation to remain unchanged
Add new railings and refresh as needed

Reconfigure entry and stair to new basement level

SOUTH FACADE



← New Timber frame rooftop bar/lease space

← New CMU and Steel structure balcony and entry addition

← New steel and wire mesh secure parking structure

NORTH FACADE



← New Timber frame rooftop bar/lease space

← New South enclosed Level 02 balcony and cover

← Cut new openings @ West facade Level 02 only

← New CMU and Steel structure balcony and entry addition

← New steel and wire mesh secure parking structure

WEST FACADE